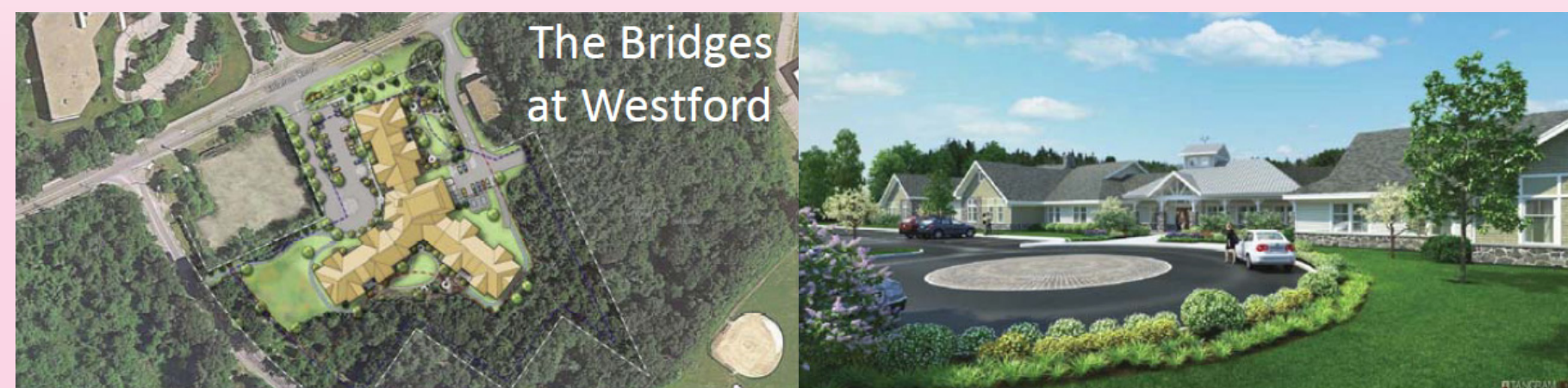


# HOUSING & NEIGHBORHOODS

## Providing Ways to Develop Market-Rate and Affordable Units

### 95 Provide Ways for Developers to Create a Variety of Housing

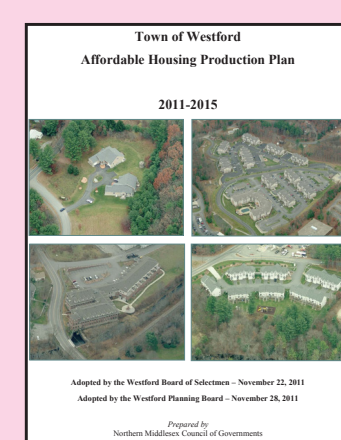


The Bridges at Westford, a 48-bed memory care facility which received local permits in 2011, is under construction. Residents will live in family-like settings in this alternative housing type which serves an important need identified in the town's Housing Plan.



Graniteville Woods, developed by Emanouil Bros., is a 164-unit, townhouse and single-family development with 25% affordable units. The developer preserved 68 acres under a conservation restriction, and deeded an additional 72 acres to the Conservation Commission as permanent open space.

**25 Allow Mixed-Use in CH District:** The Affordable Housing Trust Fund Committee has designated funds to support limited residential development near the intersection of Route 110 and Tadmuck Road, adjacent to existing retail. Cornerstone Square will include a mix of retail and office, including medical office.

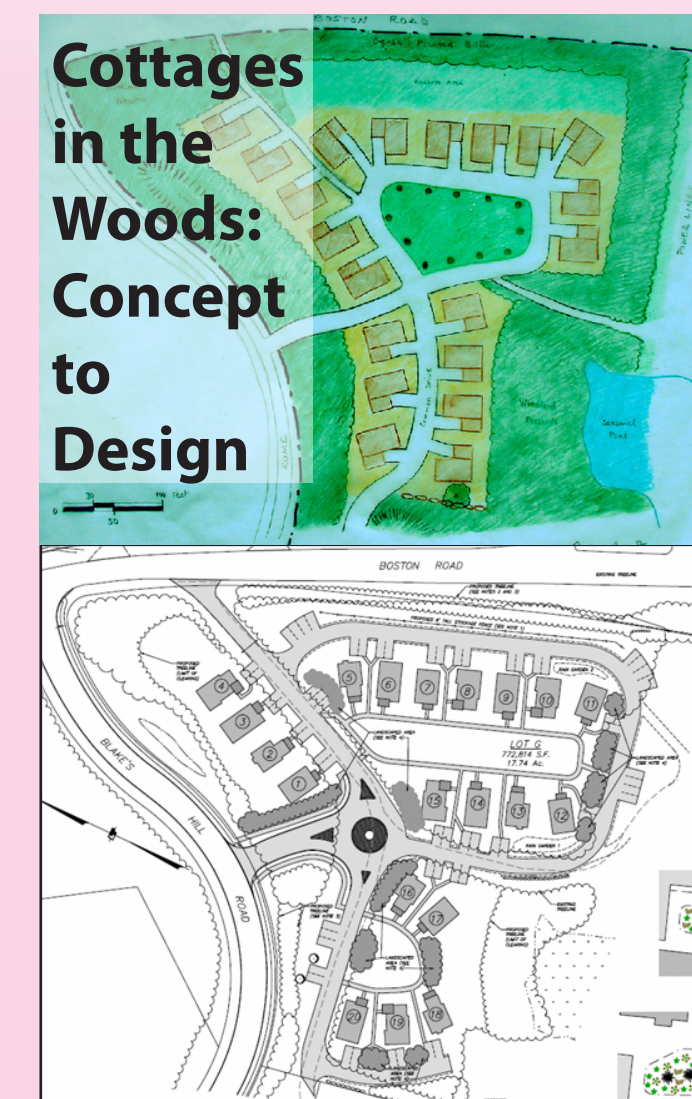


Housing Plan was completed in collaboration with NMCOG. Jun 2012: Certification of plan creates a 2-year 40B "safe harbor."

### 35 Update Affordable Housing Plan:

Dec 2011: The 2011-2015 Affordable

### 98 Directly Sponsor Affordable Housing



2010-2012: Town Meeting voted in 2009 to authorize the disposition of public land for affordable housing. Wescon LLC responded to an RFP process to create 20 affordable single family homes while turning over 12 acres of the 17-acre site to conservation. The initial concept was prepared in a meeting with stakeholders. After development was stalled due to negotiations with National Grid, the first occupancy permits have now been issued.

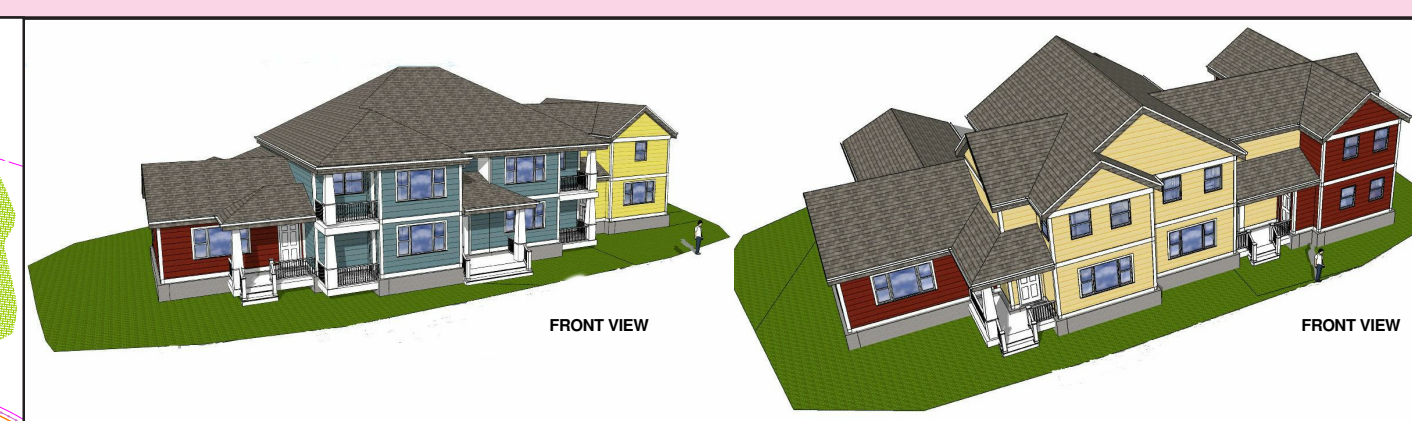


### CHOICE Veterans' Housing



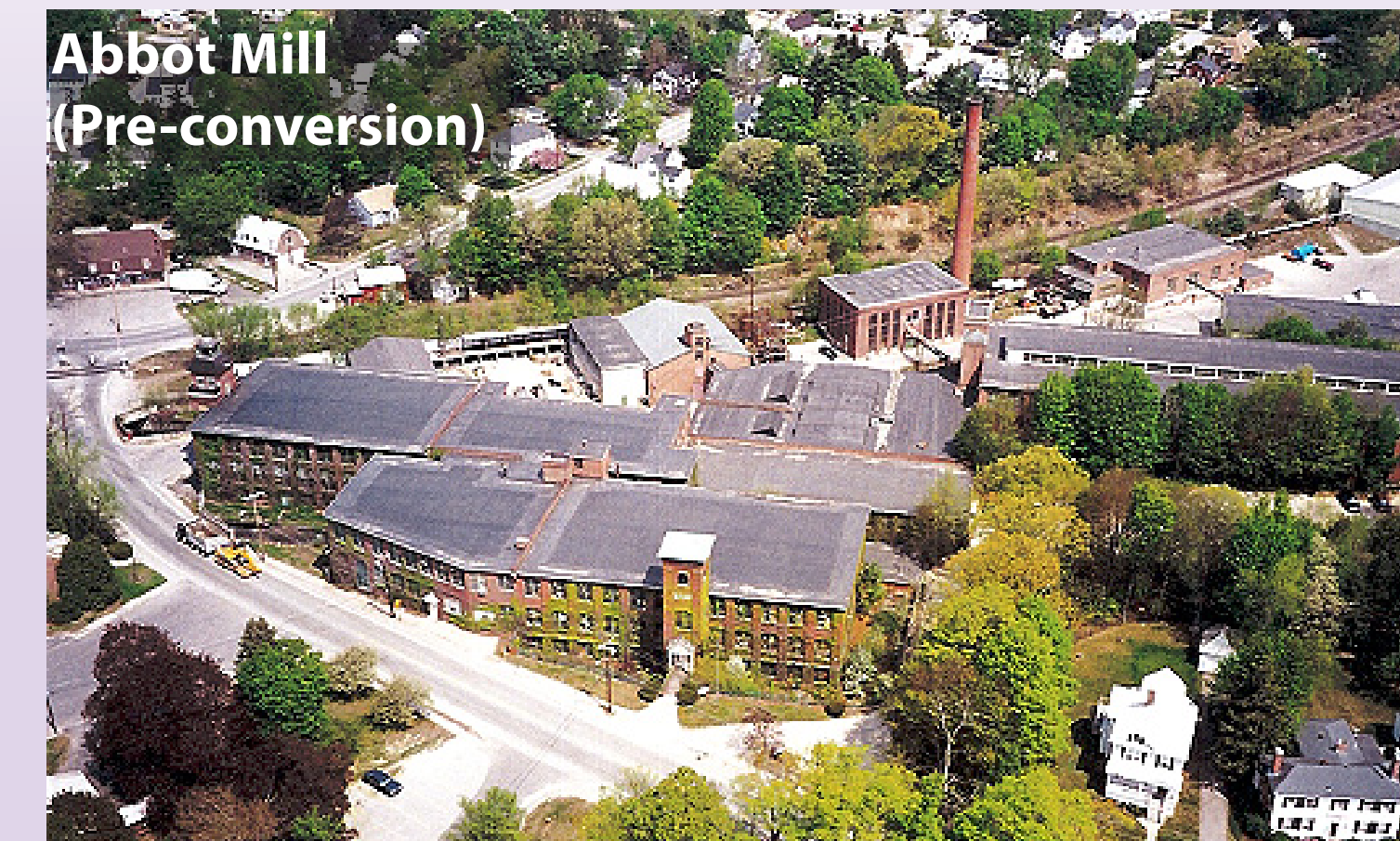
This will complement the \$400,000 in CPC funds approved by Town Meeting in 2010 for this five unit development.

### Stony Brook



The Affordable Housing Trust Fund Committee and the Community Preservation Committee, supported by a March 2012 vote of Town Meeting, have provided funding to support a second phase of the existing affordable housing development on Farmer's Way, near the Stony Brook School. Permitting is complete, project financing is underway, and this 36-unit expansion is expected to break ground in 2013.

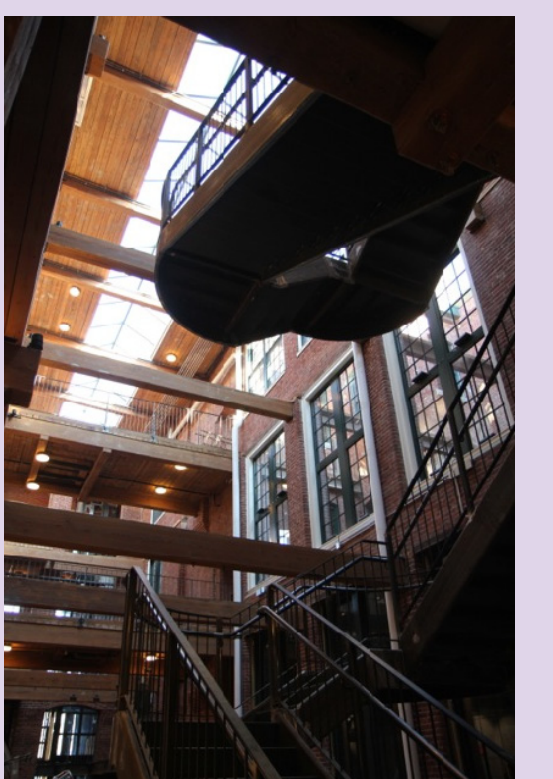
## Preserving Historic Villages, Neighborhoods, and Structures



**59 Preserve Historic Homes that Create Affordable Units:** May 2012: Abbot Mill opened its 1st units for rental. Because Forge Village is on the National Register of Historic Places, the developer was eligible for federal tax credits by following preservation standards.

The Mill Conversion Overlay District zoning bylaw, enacted by Town Meeting in 2000, ensures 10% of units will be affordable by state guidelines. In addition, the developer is working with neighborhood residents to develop an exhibit about the history of the Mill.

**24 Make Demolition Delay Bylaw more Effective:** The Historical Commission has developed a draft workflow chart to review building demolitions. All building permits contain language about the Bylaw to ensure its consistent enforcement.



Posters prepared by Westford Director of Land Use Management Angus Jennings with Christopher Glenn Hayes, MRP Candidate Cornell University

